

Draft Comprehensive Plan Revisions and Recommendations Matrix – Council Initial Comments, June 23 Update

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Preface						
v	Vision Statement	i	Minor rewording.		The primary goal of TCCP is to preserve the <u>to promote a high quality of life and rural character, to preserve the rural character of our county while protecting and to protect</u> the health, safety and well-being of its citizens <u>in a resilient community.</u>	
vi	Consisted of three definitions;	ii	New definitions included for; Designated Growth Area, Infill and Redevelopment and Population Centers.	* 1	p. iv: Amend and add definitions for 1. Village Population Areas 2. Village Growth Areas 3. Population Centers 4. Designated Growth Areas 5. Quality of Life.	<u>1. Village Population Areas are those rural villages with a significant population density, the widest diversity of land uses and the presence of public facilities.</u> <u>2. Village Growth Areas are master planned areas with suitable land available for infill, redevelopment and new development.</u> <u>3. Definition for Population Centers ends with “Incorporated towns are all population centers.”</u> <u>4. These are between incorporated towns and the County's Countryside Preservation (CP) zoning designation, and also within suitable rural villages.</u> <u>5. Quality of Life includes</u> <u>· Access to affordable workforce housing opportunities for residents of all ages and incomes.</u> <u>· Adequate public transportation</u>

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						<p>· Health services including mental health services</p> <p>· High speed internet access.</p>
Introduction						
1-1	Introductory section is one paragraph.	I	References HB297 as required.		P. I, Section I Purpose of the Plan	... an official public document <u>created by the community and adopted by the County Council</u> . It is the <u>policy</u> guide for public officials...
none		II	New sections on Process and Organization			
1-2	Legal Basis for Planning	III	Updated per new legislation			
1-3	Talbot County 2004		Description in Background (Ch. 1)			
1-3	Relationship to Other Documents	IV	Revised			
1-5	A Vision of Talbot County section repeats each chapter vision	n/a	Vision statements on only at the beginning of chapters			
1-7	Comprehensive Plan Process	II	Summarized			
1-8	Public Review and Adoption	V	Revised		VIII Implementation Include Planning Officer in all implementation.	... the Planning Commission and <u>Planning Officer</u> may establish a process to review ...
1-9	Comprehensive Plan Goals repeated for each chapter	n/a	Stated in each chapter			
1-11	Implementation	V	Revised and expanded			

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none	Planning Visions	III	Required by MD Ordinance			
Maps 1-1 and 1-2	Location map and election districts	n/a	Not included in this plan.			
none	Comprehensive Planning Resources	VI	New section		Disclaimer ahead of list of resource links and documents.	<u>For informational purposes and not part of this Comprehensive Plan.</u>
Chapter 1 Background						
2-1 thru 2-13		1-1 thru 1-9	Revised using 2010 Census data and other current resources as available. Obsolete info from 2005 removed.		Section 1A 1. Population, Geographic and Age: Clarify growth rate statistic reported from 2005 plan, p.1-3. Clarify median household versus per capita, p. 1-5. income and add state comparison to per capita figure, p.1-7 Search for separate figures for education and health services employment, p.1-7	More current and comparable statistics will be inserted in next edition.
2-11	Existing Land Use (text)	1-8	Summarized in pie charts			
2-11	B. Income	1-9	IV. Summary		Talbot is a comparatively prosperous county. Though some poverty exists, incomes of most residents are adequate to meet their needs. <u>Although Talbot County is known as a wealthy county there are still many residents who live at or below the poverty level.</u>	

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2-13	Agricultural Resource Lands	5-2	Map appears in Chapter 5			
MAP 2-1	Existing Land Use Map	2-29	Map appears in Land Use chapter			
MAP 2-2	Proposed Land Use	2-35	Map appears in Land Use chapter			
Chapter 2 Land Use Plan						
3-1	Vision and Goal	2-1	Revised and expanded		p. 2-1: Replace ‘adequacy’ with ‘ability to provide’ in 1 st vision statement.	
					Add ‘population centers’ after ‘planned growth’ in 2 nd vision statement.	
					Replace ‘smart growth’ with ‘strategic land management practices’ in 2 nd vision statement.	
3-2	Introduction	2-3	Updated, new zoning designations		Edit paragraph beginning ‘In addition, some village communities in the County’s designated growth areas ’...	
3-3	Policy C03.P.2	2-3	Land Use Policies box		Policy 2.2, Revise to: The County should <u>support new development of a controlled nature channeled into appropriate areas.</u>	
3-3	Policy C03.P.3	2-3	Land Use Policies box	* ₁	Policy 2.3, Amend to add ... development should be located in the designated growth areas, incorporated towns <u>and village growth areas.</u>	Village growth areas will be defined in the definitions section of the preface.
3-3	Policy C03.P.5	2-3	Land Use Policies box		Policy 2.5, Revise to: Sensitive environmental areas shall be protected <u>and mitigated</u> to the greatest extent possible.	

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3-2	'The County is divided into three primary groups: incorporated towns and surrounding growth areas, land within the Critical Area and land outside the Critical Area.'	2-3	Reorganized - Planning Areas have been organized into three groups; Sensitive Areas, Rural Reserve and Development and Growth. These correspond to the zoning districts that were recommended and adopted from the 2005 Plan.	* 1	II General Land Use Plan Revise sentence: ... encouraging future residential, commercial and industrial growth to occur <u>adjacent</u> to the incorporated towns <u>and village growth areas</u> .	See definition of Village Growth Areas on p. iv.
		2-3			Revise sentence: ... encouraging future residential, commercial and industrial growth to occur <u>in</u> the incorporated towns <u>and strategically selected new centers with suitable infrastructure</u> .	New centers have not been described or mapped in the plan. See Policy 2.11 on page 2-12 for current development and growth policy.
		2-3			Revise sentence: ...encouraging future residential, commercial and industrial growth to occur <u>in</u> the incorporated towns <u>and existing population centers with suitable infrastructure</u> .	
3-4	A. Incorporated Towns	2-4	1.a. Existing Developed Areas	*	II.A. (bottom of first column) Q: Are towns the only logical locations for compact development? How can this paragraph be revised?	Do policy 2.11 and definition for village growth areas provide adequate accommodation for future development and infrastructure investments?
3-5	B. Designated Growth Areas	2-5	1.b. Designated Growth Areas		II.A. Leapfrog development ... shall be avoided, as well as 'pipe stem' or 'panhandle' <u>annexations by Towns</u> .	
3-5	B. Designated Growth Areas	2-5	1.b. Designated Growth Areas		II.A. In paragraph beginning 'Business and industrial uses' adjust acreage figure to remove recently annexed non-residential	

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					land.	
Maps 3-2, 3-3, 3-4, 3-5	Designated Growth Areas around the four incorporated towns.	2-6, 2-7, 2-8, 2-9	Changes based on CP and other revised zoning districts, plus annexations and town plans.		Add recommended zoning change description and map for CP area north of hospital site.	
3-7	IV. G. Village Center	2-10	A. 1.c. Community Conservation: Expanded explanation on village growth policies, PFA regulations and the purpose for sewer extension.	* ¹	Section II A 1 c. Delete quote in italics from PFA guidelines. Also portion of paragraph on infill beginning, 'Additionally, as a guide for infill and limited peripheral development..'. Additionally, as a guide for infill and limited peripheral development resulting from subdivision of existing village parcels, the total of new lots created on such parcels shall be limited to ten percent of the existing number of buildable lots within the village.	Use definition of Village Growth Area to outline requirement to master plan development of larger vacant parcels in VCs. New illustration to replace village example in draft.
3-8	C03.P.17 Residential infill development and redevelopment should be compatible with existing character and density of the village.	2-11	Guidance on new development in villages.		Additionally, as a guide for infill and limited peripheral development resulting from subdivision of existing village parcels, the total of new lots created on such parcels shall be limited to ten percent of the existing number of buildable lots within the village.	See definition of Village Growth Areas on p. iv.
3-6	Easton Policy 3.P.10	2-12	Development and Growth Policies Box		Policy 2.8: Detail recommended changes to airport overlay zone and residential development prohibition area in the immediate approach paths to the airport.	See Chapter 3, Section III C (Air Transportation).

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3-6 3-7	Easton Future Growth Areas 3.P.11 Trappe Future Growth Areas 3.P.12	2-12	Development and Growth Policies Box		Policy 2.9: Restrictive regulations prohibiting premature development in Future Growth Areas until annexation occurs.	Alternative Policy Statement: County Development Regulations for Future Growth Areas (also identified as TC Zoning Districts) in this land use plan should be coordinated with the provision of sewer service or proscribed until land is annexed into the incorporated town that will provide public services.'
3-7	Commercial and Industrial 3.P.14	2-12	Development and Growth Policies Box		Policy 2.13: Industrial uses in village centers should allow for tourism or historical interpretation at existing or new industrial establishments (e.g.: Wye Mill).	See Policy 7-8 (page 7-9)to cover heritage tourism and historic interpretation activities.
3-8	Village Center Land Use Policies CO3.P.17	2-12	Development and Growth Box -- Policies 2.16 & 2.17 are new.	* 1	Policy 2.15 , Amend: Village growth should be limited to <u>emphasize</u> infill and peripheral development. Residential infill development and redevelopment should be compatible with existing character and density of the village.	See Policy 2.16, below.

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3-9	Action: Undertake master planning process for each of the Village Centers to establish a basis for guiding future infill and redevelopment.	2-12	Development and Growth Policies Box	* 1	Policy 2.16: Revise to establish development policies for village growth areas.	Replacement: Development of Village Growth Areas should be accompanied by village master plans to help define village character and to assist County planning by outlining its vision for growth. Draft village plans shall seek input from village residents to facilitate community awareness.
3-8	Village Center Policies 3.P.18	2-12	Development and Growth Policies Box		2.17 – The County will promote housing rehabilitation and affordable housing initiatives where environmental and other conditions permit.	
None	Countryside Preservation Zoning	2-5, 2-15	CP was established after 2005 Plan.			
3-17	Critical Area Growth Allocation	2-15			II.A.3.b. Critical Area Growth allocation mentioned in column 2.	Growth allocation policy: Land area available for redesignation is limited to 5% of the County's Resource Conservation Area (RCA) lands, as of 1989 (about 2,500 acres).
3-14	Chesapeake Bay Critical Area Plan	6-18	Moved to Natural Resources (Ch. 6)		Amend Land Use Plan maps reflect new Critical Area boundaries.	
3-15	Implementation Recommendations	2-16	Broken out by status (implemented or not). No new recommendations, some deleted as impractical.			

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3-18	Implementation Recommendation: Highway Corridor Overlay District.	2-17	Gateway Plan adopted following 2005 Plan.		III. Implemented Recommendation D: Since overlays have been in place for eight years or more it is appropriate to review their effectiveness and propose modifications where necessary.	Replacement: <u>This plan recommends periodic reviews of the effectiveness of the Gateway Overlay Districts, and, when necessary, modifications to improve their performance.</u>
3-17	Implementation Recommendation: Transferable Development Rights (TDR) or Density Exchange	2-17	Notes the County has no TDR program following 2005 Plan.		IV. Remaining Recommendations A: No ideas or proposals given.	The County should discuss possibility for inter-jurisdictional TDR or density exchange to encourage greater density in appropriate villages or other non-municipal setting.
3-17	Implementation Recommendation: Purchase of Development Rights (PDR)	2-17	Notes MALPF is the only PDR program the County operates within, recommends developing a locally funded program for the CP zoning district.		IV Remaining Recommendation B, col. 2, 3rd paragraph: Talbot County should follow the lead of other counties in Maryland and develop a locally funded PDR program.	Add: The County should discuss possibility of raising preservation funds through a local agricultural transfer tax or other means, to support its preservation goals.
3-19	Implementation Recommendation: Infill and Community Redevelopment	2-19	‘The County should encourage cooperative strategies with the towns...’		IV Remaining Recommendations E. Infill and Community Redevelopment: Last paragraph should suggest larger scale greenfield development to encourage village vibrancy and promote affordable and workforce housing.	New policy should be recommended to require master plans for larger scale and new styles of development (e.g. town houses) in rural and low development density areas.

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3-20	Implementation Recommendation: Bonus (Incentive) Zoning	2-20	V. Additional Planning Tools (not considered for use)	*	V. Additional Planning Tools A. Incentive zoning as an affordable housing development tool in selected VC zones (Village Growth Areas).	If amended, this section should recommend subdivision regulation amendments and master plan requirements in order establish the extent of incentives, densities and timeframes.
none	Recent Annexations	2-20 and 2-21	UMMS Hospital site, Hyde Park, Spring properties and Talbot Commerce Park (with maps).		VI. Recent Annexations Some mention of DRRRA, Annexation Agreement, MOU and land use contingency plans should be included in discussion of UMMS site.	Researching these documents.
none	¹ Definitions of village areas are tied to sewer connection, development and village planning policies. Recent State Law	2-22	SB236 (Septics)	*	VII. Recent State Law More complete description of state Tier guidance. Identify Tier II A,B,C in terms of timing of development and growth area designation. Add description of small scale subdivision.	Definitions of Tiers IIIA and IIIB would also need to be modified (p. 2-23) if the criteria for sewer connections to villages changes from what was adopted in 2012. Introduce criteria for areas of limited sewer availability.
none	Tier Map	2-37	Modified slightly from adopted 2012 map due to parcel errors.		Additional map modifications required. Create detail maps for areas of the County.	Tier map should align with Land Use Plan map. Some Tier IV areas would become Tier III if boundaries are modified as described below.
Map 3-1 (p.3-23)	Land Use Plan	2-35	Land Use Plan in categories of Development and Growth, Rural Reserve and Sensitive Areas.		Village area land use planning should allow for linear growth along undeveloped roadsides adjacent to developed village areas where sewer service is or will become available.	Prior to Interim Zoning, VC density with sewer allowed for small lot subdivisions throughout. Future subdivision density and timing of new connections should be recommended so Public Works can amend sewer service plan and maps.

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none	No Existing Zoning Map	2-31	Existing Zoning Map			
none	Unimproved Residential Land Map	2-33	Tax data analysis of undeveloped residential properties countywide.			
Chapter 3 Transportation and Utilities						
4-1	Vision	3-1	Expanded and revised			
4-1	Introduction	3-2	Additional comments on utilities.			
None	Selected Traffic Counts	3-4	Replaces place of residence data with another approach to highway use assessment.			
4-6	Access Management C04.P.14	3-6	Regional and Local Road Policies	*	Policy 3.10 Strip forms of development will be prohibited <u>strongly discouraged</u> .	See definition of strip development at the end of this document.
4-8	Road Funding Implementation Strategies	3-6	Regional and Local Road Policies		Policy 3.16 The County should <u>maintain its system</u> to define how developers will participate in financing road infrastructure improvements.	
4-10	Air Travel	3-8	Updated discussion of Easton airport.			FAA standards restrict structures to under 200 ft within 1,000 feet of runways. Noise abatement policies prohibit residential development within this radius if noise level is 65 db or greater.

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4-11	VII. Port Services	3-10	Future of Port		III. Other Transportation Modes D Comments on port redevelopment. Also see Transportation Policy 3.22.	Dredging for recreational use is only possible because of ongoing industrial activity at the port. If that activity would discontinue, a navigable channel may become a public expense.
4-9	Rail Service Policy C04.P.24	3-11	Trails		III. Other Transportation Policies	Amend policy 3.19: End policy with bike routes, <u>walkways and expansion of rails to trails.</u> Amend policy 3.23: End with <u>or other compatible use.</u>
none	Utilities	3-12	Based on legislation and occurrences after 2005.		IV. Utilities C. New policy	3.29 When considering sites for commercial scale solar energy generation, priority will be given to placement on existing impervious surfaces, in order to aid in the retention of viable farmland.
none	Priority Placement Areas Map	3-15	2008 legislation			
MAP 4-2 4-3	Planned Improvements, Pedestrian and Bicycle Trails	n/a	Not included		Include new railroad/potential trail map.	
Chapter 4 Community Services and Facilities						
5-1	Vision and Goals	4-1	Expanded to include Housing and Parks from separate chapters in 2005 Plan.		Vision Add to 3 rd paragraph, ... in cooperation with incorporated towns <u>and suitable villages</u> , and nonprofit organizations...	

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5-1	Vision and Goals	4-1	Expanded to include Housing and Parks from separate chapters in 2005 Plan.		In 3 rd goal, amend: To <u>maintain and enhance</u> the system of parks and recreation facilities based on residents' needs .	
5-6	Public Safety	4-3	Public safety		II. A. Public Safety Add info on fire companies, local police and States Attorney.	
none	Hazard Mitigation	4-4	New plan and focus, including coastal and climate hazards, community resilience and flood insurance program.		2. a. Priorities for Implementation Add accomplishments to list of plan priorities.	
5-7	Education	4-7	Review of school finance and enrollment projections.		II.B. Education Restate school budget and County contribution to system. Update current and projected enrollment.	
5-8	Government Facilities Policies	4-8			Policy box and new policies.	New Policies: A. The County will maintain its support for higher education and will continue to provide funding to Chesapeake College according to the funding formula. B. The County will continue to provide funding and assistance to its most needy citizens; the elderly, the poor and the young, to ensure they can have a healthy and satisfying quality of life.

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5-7	Health	4-8	Health Care and Social Services		III. A. Hospital Timetable for development.	Include info from Hospital MOU.
5-3	Public Utilities	6-3	Moved to Natural Resources (Ch. 6) as part of Water Resources Element			
5-5	Solid Waste Management	4-15	Landfill closed, less significance.			
		4-9			New elements of Section III. For mental health and drugs/addiction.	
	Social Services	4-9			Policy box and policies for social service Mental health services	
		4-9			D. 3. Homeless Services Add Neighborhood Services Center to providers.	
10-1	Housing	4-10	Relocated		IV New Section B, Workforce Housing	
9-1	Parks and Recreation	4-12	Relocated and amended		Policies page 4-15 4.22 The County should work to add additional properties <u>when opportunities present themselves</u> and continue to retain, maintain and improve existing facilities ...	

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Chapter 5 Agricultural and Rural Conservation						
6-3	Talbot Green Infrastructure Plan	2-21	Included in Land Use Plan			
6-4	Rural and Agricultural Conservation Implementation Strategies	5-4			II. B. Conservation Programs The County should continue to support these organizations <u>with data sharing and other resources</u> in their efforts to acquire conservation easements.	
none	Priority Preservation Areas	5-5	Amendment adopted in 2009 as condition of MALPF program.			
Chapter 6 Natural Resource Conservation						
7-1	Vision and Goals	6-1	Expanded to include the Water Resources Element, a Plan amendment adopted by the Council in 2008, and Mineral Resources, which was Ch. 8 in the 2005 Plan.			
	Natural Resource Conservation Implementation Strategies	6-3			Policy 6.3, amend to: <u>Where required</u> , the County shall require evidence of Federal and state environmental permits ...	

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7-5	Natural Resource Conservation Implementation Strategies	6-3			Policy 6.6, amend to: The County should <u>promote and encourage partnerships to</u> maintain comprehensive baseline data providing a measurable basis for pollution monitoring. Baseline data for air and water quality should be regularly updated to track progress on environmental impacts.	
none	Water Resources	6-3 thru 6-16	Transcribed as adopted, data tables have not been revised or updated, no significant changes in projections.		Some tables appear to be outdated or do not reflect changing conditions.	Seeking updates for water withdrawal, system usage and capacity and other data.
		6-6	Future Development Scenario		Also, plans are underway to extend sewer to areas of failing septic systems <u>and environmentally sensitive areas...</u>	
		6-10	Public Sewer Systems		Policy needed to connect lots outside villages to County WWTPs.	
		6-11	Table 6-4		Update status of Hyde Park and Martingham	
		6-12	II. B 2. Private septic systems		Communities in this area: add Williamsburg	
		6-13 and 6-17	II. B 3. Nutrient Discharges		Page 6-13 1 st paragraph <u>Like other waterways in the state,</u> all of Talbot County's major waters... Page 6-17 2 nd paragraph All of Talbot County's <u>of the state's</u> major watersheds...	Clarify that Talbot is not the only county with impaired waterways.

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		6-13			Update table 6-6	Update nutrient load in table 6-6 for Tilghman and Oxford plants based on timing of upgrades and Plan approval.
none	Total Maximum Daily Loads	6-17	Discussion of Bay TMDL and County obligations. Includes table 6-8.			Update table 6-8 if information available.
none	Policies	6-18	Water Resource Policies are from WRE, not 2005 Plan.		6.14 The County will require failing septic systems <u>in the Critical Area</u> to meet the <u>highest</u> standards of treatment and <u>encourage</u> use of BAT systems.	
				*	6.15 The County will work to identify and prioritize <u>for connection to sewer systems</u> , areas of failing, <u>inadequate and substandard</u> septic systems and other nonpoint source pollution “hot spots”, <u>especially in coastal communities and subdivisions but not limited to Village Centers and current PFAs.</u>	
					6.20 The County shall require that all systems be fully inspected with arms length property transaction.	Environmental Health does not recommend this requirement (based on 2005 Plan, p.7-7). Alternatives may include: <ul style="list-style-type: none">• Voluntary inspection system for property owners, with incentives,• Septic utility as proposed by DPW,• Strategic investigations of shoreline and other areas where insufficient records exist.

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7-2	Natural Resource Conservation	6-18	Begins discussion from 2005 Plan with Critical Areas.			
none	Map of Tier II Streams	6-20	Map 6-3 required by State.			
		6-22	III.B.5. Wetlands		Final sentence in this section: No development activities are allowed within the wetlands or buffer areas <u>without all required federal, state and county approvals and permits and compliance with all mitigation requirements.</u>	
8-1	Mineral Resources chapter	6-24	Added to Natural Resources chapter			
none	Map of Tree Cover and Streams	6-31	Map 6-5 added by State request.			
Chapter 7 Economic Development and Tourism						
11-1	Vision	7-1	Vision statement updated by Economic Development			
11-3	County Economic Development Efforts	7-3	Included in section C, Economic Development Partners			
11-4	Agriculture and Tourism	7-3	Section B, Traditional Industries. Tourism moved to section III (p.7-8)			
none	Planning Initiatives	7-4	Section D, Planning Initiatives and Section E, Strategic Plan updates activities since 2005.			

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none	Technology to Support Economic Development	7-6	New opportunity identified by Economic Development.			
11-5	Economic Development Policies	7-7	Updated along with above sections.		Economic Development Policy 7.3, Amend to: The County should consider <u>promoting and negotiating</u> broadband service and a public facility.	
					7.4, Amend with: Workforce housing will be ... encouraged with <u>planning and development</u> incentives that result in retention and attraction of workers...	
					7.8, Amend with: Development will be directed to <u>Designated Growth Areas</u> in incorporated targeted towns with commercially and industrially zoned land. <u>Business parks will not be developed on septic systems.</u>	Missing number in table. Also see policy 2.11
none	Tourism	7-8	New stand alone section and policies written by Tourism Office.			
Chapter 8 Historic and Cultural Preservation						
12-3	Action Items	8-4	List updated by Historic Preservation Commission		B. Action Items 1 The TCHPC should recruit and fund a full time be <u>supported by a planner trained and experienced in historic preservation</u> ...	

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					Historic Preservation Commission Policies The County will expand its efforts to protect and enhance the cultural heritage of the area by sponsoring <u>supporting and encouraging</u> heritage events and activities.	New Policy: <u>8.6 The County should explore the range and feasibility of local incentives to homeowners to establish and maintain historic districts on appropriate properties.</u>
Chapter 9 Community Design and Appearance						
13-2	Section III. Community Design and Appearance Guidelines	9-2	The design and appearance section has been condensed to minimize duplication. Topics and design considerations that applied to all forms of new development have been combined in one section. Implemented recommendations such as gateway districts have been incorporated in the appropriate sections.			
13-3	1991 Design Manual	9-2	New policy 9.3 to update or replace design manual			
9-4	Parks and Recreation Policies P.7	9-4	Future Residential Growth Policy 9.7		Future Residential Growth Policy 9.7 Such standards shall not permit land area utilized for golf course facilities to satisfy recreational space requirements.	This is a Critical Areas regulation and the golf course question is not relevant in this context.
13-5	Designated and Future Growth Areas	9-3	Adds characteristics of Town Conservation and Countryside Preservation zoning districts.			

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13-10	Highway Corridor Development	9-6	Commercial Development-Gateway overlays, commercial strip development into mixed use centers, building and site design guidelines.		Section 6.b., Commercial Development	See Strip Development definition at the end of this document.
13-5	IV. Signs	9-8	This section updates commercial design standards from the 2005 Comprehensive Plan with subsequent amendments to the Zoning Ordinance.		II.A.6.b. Commercial Development, iv. Signage Questions on standards for commercial signs; illumination, changeable messages, animation. Also allowance for signage in certain commercial areas of a VC zone.	Page 9-8 outlines appropriate standards for the County's commercial development areas. Zoning ordinance Section 190-160 outlines illumination standards, including flashing or intermittent lights or lights of changing degrees of intensity, with some exceptions. Section 190-161 prohibits in all districts signs that revolve, are animated or utilize movement or apparent movement, with some exceptions.
3-8	Village Center Land Use Policies C03.P.16 The County will re-examine permitted land uses in the Village Center zoning district to insure that only those uses that are compatible with the existing village character are allowed. The county will prepare appropriate development standards that require new non-residential development to be compatible with the scale and prevailing architecture found in the village center.	9-11	B. 2. Compatible Activities		B. 2. Encourage Compatible Activities a. Regulations should continue to support the establishment of commercial businesses that can serve the local community while remaining consistent with the village's character and appearance.	Amend zoning ordinance; existing zoning links commercial activity to proximity to a post office or other business.
						Zoning treats all business proposals the same way. Alternative standards for new local businesses to encourage development?
						Consider modification of nonconforming uses in VC.

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13-7	VI. Villages	9-8 thru 9-13	Village Center Board, master planning process and village design guidelines. Added description of new Village Center zoning districts (VC, VC1, VC2)		B. Village Priorities 2.c (page 9-11) Procedures for moving a village to an alternative zoning (VC1, VC2).	Petitions, referendum, and eligible voters.
		9-10	Contains discussion of Village Center Board, village plans and Zoning Ordinance amendment creating two additional zoning designations.		III. A. Village Planning Process – zoning.	Suggested options to facilitate villages being rezoned include a poll or referendum or town hall meeting. Decision points are who may vote, who manages the process and notification and explanation.
		9-12	III. B. Village Priorities 4.Assure Pleasant, Safe and Adequate Public Facilities		New item: The County should continue to seek means of providing sewer services to the Villages wherever possible to improve environmental quality.	
		9-13	III. C. Village Design Guidelines		Re: Commercial outdoor storage: This does not include the personal property or equipment of watermen, <u>farmers</u> , or other....	

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3-8	G. Village Centers Many of the existing village centers have problems with failing septic systems because of the typically small size of village center lots, poor soil conditions and a high groundwater table.	9-14	Village Center Design Policies	*	9.13 The County will work to revise sewer connection and allocation policies to concentrate available capacity on addressing existing failing or polluting septic systems within village centers <u>and allow for moderate planned growth and development on existing lots of record within established sewer service areas.</u>	Establish lot yields for future subdivision in villages where sewer service is or becomes available, and criteria for connections to developed and undeveloped lots adjacent to villages or a sewer line.

Public Comments Received by County Council – No recommendations have been made on the following items.

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<u>See Town of Easton Port Street Master Plan Request for Support</u>					
<u>See Zach Smith Request for Support for the PRD Legislation</u>					
<u>Affordable and Workforce Housing Commission recommendations</u>					
Consisted of three definitions;	ii	New definitions included for; Designated Growth Area, Infill and Redevelopment and Population Centers.		Add Affordable and Workforce Housing definition per AWHC recommendations.	Affordable and workforce housing in Talbot County refers to units that are reasonably adequate in standard and location for households earning between 30-80% of area median income.
					Median Income families having the capacity to afford: <ul style="list-style-type: none">• A monthly rent of \$600 - \$1,400• Home ownership in a purchase price of \$100,000 - \$200,000 Affordable and workforce housing units should include: <ul style="list-style-type: none">• Rental housing units of 1-3 bedrooms and 1-2 baths Homes for purchase of 2-4 bedrooms and 1 – 2 ½ baths

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				<i>In Chapter 2:</i>	<p>Development and Growth Policies</p> <p>2.17 (amendment) The County should gather information about what other localities have done to successfully address affordable and workforce housing. The County will establish an intra-county forum to assess housing needs, evaluate zoning differences which may be prohibitive for rentals and/or home ownership, create affordable workforce housing opportunities, and coordinate resources, services and funding. County shall pursue opportunities to partner with investors and home owners to offer residential rehabilitation assistance programs, to create and or implement mortgage assistance programs, and to invest in community improvement.</p>
				<i>In Chapter 4: Establish a criterion for defining ‘affordable and workforce housing.’</i>	<p>Affordable and Workforce Housing (new section)</p> <p>The benefits of affordable and workforce housing extend to the community at large. Affordable housing increases employment and spending in the local economy, improves revenue for local governments, reduces the likelihood of foreclosure and fosters local economic development.</p> <p>Affordable and workforce housing in Talbot County refers to units that are in reasonably adequate condition in a neighborhood location and are meant for households earning between 30 and 80 percent of area median income. Reasonably adequate homes for purchase are standard units with two to four bedrooms and one to two bathrooms. Standard rental units are slightly smaller, with one to three bedrooms and one to two bathrooms.</p> <p>As of 2015, affordable and workforce housing includes homes in a purchase price range between \$100,000 and \$200,000; and monthly rents between \$600 and \$1,400 per month.</p>

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				<i>In Chapter 4:</i> Make ongoing assessment a foundational part of the County’s commitment to affordable workforce housing.	<p>Housing Policies</p> <p>4.12 (amendment) The County should assess the availability of and opportunities for affordable and workforce housing, including an inventory of existing housing for sale and for rent in the target price range, availability of foreclosed and distressed properties for rehabilitation, housing market needs and housing market trends.</p> <p>4.13 (amendment) The County should undertake an inventory of public and private sources for funding available to assist the County, incorporated towns, villages, nonprofit partners, and affordable and workforce housing developers in addressing local needs for affordable and workforce housing.</p> <p>4.14 (amendment) The County should gather information about government agencies and nonprofits that could provide expertise and information, and be collaborative partners. The County will establish an intra-county forum to assess housing needs, evaluate zoning differences which may be prohibitive for rentals and/or home ownership, create affordable workforce housing opportunities, and coordinate resources, services and funding.</p> <p>4.15 (amendment) The County should convene focus groups and/or conduct surveys with key stakeholders to gather qualitative information about the state of housing.</p> <p>4.16 (amendment) The County should gather information about what other localities have done to successfully address affordable and workforce housing. The County should establish builder, owner and homebuyer incentive programs, to promote living and working here for income-eligible households. Incentives may range from density bonuses to homebuilders, mortgage assistance to homebuyers, tax credits, impact fee waivers or other targeted programs.</p> <p><i>(Also see Economic Development Policy 7.4)</i></p>

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				Create and preserve affordable workforce housing opportunities.	Housing Policies 4.13 (amendment) The County shall pursue opportunities to partner with income-eligible home owners to offer assistance on housing repairs for owner-occupied homes. The County shall investigate the benefits of establishing a land bank in relation to local needs in order to strategically acquire vacant and blighted properties and return them to productive use through partnerships with qualified rehabilitation contractors and income-eligible households. 4.15 (amendment) The County shall actively pursue residential rehabilitation, critical housing repairs and weatherization, and mortgage programs via grants and loan applications. Village Center Design Policies 9.15 (new) The County should review zoning, subdivision and development regulations to allow for diverse housing models and ensure regulations do not create barriers to affordable and workforce housing. Revisions may include allowance for accessory dwelling units, cottages, duplexes, townhouses, etc., or increased density in areas with served by public sewer.
				<i>In Chapter 9:</i> Engage in education and public awareness campaigns.	Future Residential Growth Policies 9.8 (new) The County should work to educate the public about the community-wide benefits of affordable workforce housing and ‘work where you live’ opportunities in order to promote acceptance of local proposals. The County should also provide consumers with education, support in completing program applications, in seeking financial assistance, and in advocating for improvement in their housing conditions.

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				<i>In Chapter 9:</i> Create and preserve affordable workforce housing opportunities.	Village Center Design Policies 9.11 (amendment) The County should actively seek to identify, utilize and repurpose underutilized buildings in village centers, in cases where existing or future infrastructure will allow. 9.14 (new) The County shall pursue opportunities to partner with investors and home owners to offer residential rehabilitation assistance programs, to create and or implement mortgage assistance programs and to invest in community improvement in village centers.

Strip Development – draft definition not in County Zoning Ordinance

A form of development characterized by:

- (1) Primary uses that are commercial or retail in nature;
- (2) Buildings generally one lot deep and take direct access from an arterial or collector road;
- (3) Sites contain surface parking lying between the accessed roadway and the primary buildings; and
- (4) Substantial frontage along primary access roads, or access by numerous points along a roadway serving primarily retail or commercial uses.